

**TABER AND DISTRICT HOUSING FOUNDATION**

**CONSOLIDATED FINANCIAL STATEMENTS**

**For the year ended December 31, 2024**

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**TABER AND DISTRICT HOUSING FOUNDATION**  
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**December 31, 2024**

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## INDEPENDENT AUDITOR'S REPORT

To: The board of directors of  
Taber and District Housing Foundation

### *Opinion*

We have audited the consolidated financial statements of Taber and District Housing Foundation, which comprise the consolidated consolidated statement of financial position as at December 31, 2024, and the consolidated statements of operations, changes in net assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Organization as at December 31, 2024, and the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

### *Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Organization in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### *Other Matter*

The consolidated financial statements of the Organization for the year ended December 31, 2023 were audited by another auditor who expressed an unmodified opinion on those consolidated financial statements on March 27, 2024.

### *Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Organization's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Organization or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Organization's financial reporting process.

## INDEPENDENT AUDITOR'S REPORT, continued

### *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements*

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- ♦ Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- ♦ Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control.
- ♦ Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- ♦ Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Organization's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Organization to cease to continue as a going concern.
- ♦ Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- ♦ Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Organization to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Lethbridge, Alberta

March 27, 2025

Chartered Professional Accountants

**TABER AND DISTRICT HOUSING FOUNDATION**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**As at December 31, 2024**

	2024	2023
<b>ASSETS</b>		
<b>Current</b>		
Cash	\$ 464,522	\$ 362,238
Cash in trust - security deposits (note 3)	54,213	50,301
Short term investment (note 4)	28,800	28,800
Accounts receivable	27,818	37,349
GST receivable	41,688	38,161
Prepaid expenses	39,663	43,450
Inventory	34,067	31,210
	690,771	591,509
<b>Capital assets (note 5)</b>	5,111,677	5,117,376
	<b>\$ 5,802,448</b>	<b>\$ 5,708,885</b>
<b>LIABILITIES AND FUND BALANCES</b>		
<b>Current</b>		
Accounts payable and accrued liabilities (note 6)	\$ 354,962	\$ 456,634
Security deposits	51,145	50,151
Unearned revenue (note 7)	33,525	33,525
	439,632	540,310
<b>Due to related party (note 8)</b>	6,389	15,368
<b>Deferred operating reserve fund</b>	36,000	36,000
<b>Restricted operating reserve fund</b>	28,800	28,800
<b>Unamortized capital contributions (note 9)</b>	2,833,157	2,777,103
	3,343,978	3,397,581
<b>Fund balances</b>		
Unrestricted	179,950	(28,970)
Invested in capital assets (note 10)	2,278,520	2,340,274
	2,458,470	2,311,304
	<b>\$ 5,802,448</b>	<b>\$ 5,708,885</b>

Approved on behalf of the board:

Director Rosanne Horrocks

Director Russell C. Lewis

**TABER AND DISTRICT HOUSING FOUNDATION**  
**CONSOLIDATED STATEMENT OF OPERATIONS**  
For the year ended December 31, 2024

	2024 Budget (Unaudited)	2024 Actual	2023 Actual
<b>Revenue</b>			
Rent	\$ 2,519,396	\$ 2,559,395	\$ 2,401,640
Alberta Health Services	836,303	867,114	681,221
Municipal requisitions (note 12)	483,459	483,459	445,584
Provincial grants	241,448	405,162	270,421
ASHC - Grants for restricted purposes	-	238,021	156,249
Resident services	82,528	100,226	88,936
Non-resident services	122,162	95,830	112,022
Investment income	16,000	37,274	27,661
Municipal and other grants	-	21,950	114,821
Management and administration	10,325	13,459	9,505
Rent supplement	5,580	11,440	5,828
Income from partnership	-	9,895	4,830
AHS COVID-19 funding	4,000	3,800	153,309
	4,321,201	4,847,025	4,472,027
<b>Expenses</b>			
Human resources	2,102,626	2,068,958	2,062,724
Health	771,312	761,133	764,456
Operating maintenance	386,702	511,903	490,698
Utilities	461,674	419,797	439,496
Food supplies	346,214	365,209	361,462
Administration	196,728	287,193	211,772
Operating	189,294	172,332	179,787
	4,454,550	4,586,525	4,510,395
<b>(Deficiency) excess of revenue over expenses from operations</b>	(133,349)	260,500	(38,368)
<b>Other income (expenses)</b>			
Amortization of deferred capital contributions	-	104,138	104,385
Loss on disposal of capital assets	-	(16,613)	-
Amortization	-	(200,859)	(204,843)
	-	(113,334)	(100,458)
<b>(Deficiency) excess of revenue over expenses</b>	\$ (133,349)	\$ 147,166	\$ (138,826)

**TABER AND DISTRICT HOUSING FOUNDATION**  
**CONSOLIDATED STATEMENT OF CHANGES IN NET ASSETS**  
For the year ended December 31, 2024

	Unrestricted	Invested in capital assets	Total 2024	Total 2023
<b>Balance, beginning of year</b>	\$ (28,970)	\$ 2,340,274	\$ 2,311,304	\$ 2,500,558
<b>Excess (deficiency) of revenue over expenses</b>	147,166	-	147,166	(138,826)
<b>Purchase of capital assets</b>	(211,773)	211,773	-	-
<b>Loss on disposal of capital assets</b>	16,614	(16,614)	-	-
<b>Capital contributions received</b>	160,192	(160,192)	-	-
<b>Amortization of capital assets</b>	200,859	(200,859)	-	-
<b>Amortization of capital contributions</b>	(104,138)	104,138	-	-
<b>Due to Alberta Social Housing</b>	-	-	-	(50,428)
<b>Balance, end of year</b>	\$ 179,950	\$ 2,278,520	\$ 2,458,470	\$ 2,311,304

**TABER AND DISTRICT HOUSING FOUNDATION**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
For the year ended December 31, 2024

	2024	2023
<b>Cash flows from operating activities</b>		
Excess (deficiency) of revenue over expenses	\$ 147,166	\$ (138,826)
Adjustments for items which do not affect cash		
Amortization	200,859	204,843
Loss on disposal of capital assets	16,614	-
Amortization of capital contributions	(104,138)	(104,385)
	260,501	(38,368)
Change in non-cash working capital items		
Accounts receivable	9,531	77,566
GST	(3,527)	22,936
Prepaid expenses	3,787	(9,731)
Inventory	(2,857)	22,167
Accounts payable and accrued liabilities	(101,673)	152,769
Security deposits	994	11,845
Unearned revenue	-	(42,037)
Due to related party	(8,979)	15,168
Due to Alberta Social Housing Corporation	-	(50,428)
	157,777	161,887
<b>Cash flows from investing activity</b>		
Purchase of capital assets	(211,773)	(52,978)
<b>Cash flows from financing activities</b>		
Deferred operating reserve fund	-	36,000
Capital contributions	160,192	-
	160,192	36,000
<b>Net increase in cash</b>	106,196	144,909
<b>Cash, beginning of year</b>	441,339	296,430
<b>Cash, end of year</b>	\$ 547,535	\$ 441,339
<b>Cash consists of:</b>		
Cash	\$ 464,522	\$ 362,238
Cash in trust - security deposits	54,213	50,301
Short term investment	28,800	28,800
	\$ 547,535	\$ 441,339



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**TABER AND DISTRICT HOUSING FOUNDATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**For the year ended December 31, 2024**

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**1. Nature of operations**

Taber and District Housing Foundation (the "Organization") is a not-for-profit organization that operates and manages affordable supportive living housing for senior citizens of Taber and the surrounding area in the province of Alberta. The Organization is established as a management body by provincial ministerial order and is governed by Alberta Housing and, as such, is exempt from income taxes.

**2. Significant accounting policies**

These consolidated financial statements are prepared in accordance with Canadian accounting standards for not-for-profit organizations. The significant accounting policies are detailed as follows:

**(a) Revenue recognition**

The Organization follows the deferral method of accounting for contributions. Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Restricted investment income is recognized as revenue in the year in which the related expenditures are incurred. Other unrestricted investment income is recognized as revenue when earned.

Rental revenue is recognized monthly based on rental agreements.

**(b) Cash and cash equivalents**

The Organization includes cash on hand and amounts held by financial institutions in operating accounts in the determination of cash and cash equivalents.

**(c) GST receivable**

GST receivable is set up at the refundable rate in place at the time of expenditure.

**(d) Inventory**

Inventory is valued at the lower of cost and net realizable value. Cost is determined using the first-in, first-out method.

**(e) Capital assets**

Purchased capital assets are recorded at cost. Only assets costing \$5,000 or more are recorded in the capital asset accounts. Contributed capital assets are recorded at fair value at the date of contribution.

The Organization provides for amortization over their estimated useful life using the following rates and methods:

Buildings	40 years straight-line
Equipment	10% declining balance
Furniture and fixtures	10% declining balance
Paving	4% declining balance

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**TABER AND DISTRICT HOUSING FOUNDATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**For the year ended December 31, 2024**

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**2. Significant accounting policies, continued**

- (f) **Contributed services**  
Volunteers contributed time to assist the Organization in carrying out its service delivery activities. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.
- (g) **Financial instruments**  
The Organization initially measures its financial assets and liabilities at fair value. The Organization subsequently measures all its financial assets and financial liabilities at amortized cost.
- (h) **Net assets invested in capital assets**  
The Organization has chosen to treat net assets invested in capital assets as a separate component of net assets.
- (i) **Measurement uncertainty**  
The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. Significant items subject to such estimates and assumptions include the carrying amount and useful lives of capital assets and provisions for impairment of accounts receivable. Actual results could differ from those estimates.

**3. Cash in trust - security deposits**

Cash in trust consists of security deposits from tenants with the liability to the tenants recorded separately as security deposits on the statement of financial position. Cash in trust consists of security deposits from tenants within Clearview Lodge and Social Housing units within the normal course of business.

**4. Short term investment**

Short-term investments consist of a guaranteed investment certificate which bears interest at prime less 2.45% and matures in April 2025.

**TABER AND DISTRICT HOUSING FOUNDATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended December 31, 2024

**5. Capital assets**

			2024	2023
	Cost	Accumulated amortization	Net	Net
Land	\$ 4,115	\$ -	\$ 4,115	\$ 4,115
Buildings	6,909,128	2,905,230	4,003,898	4,176,627
Equipment	660,481	436,313	224,168	235,457
Furniture and fixtures	65,681	55,769	9,912	12,128
Paving	58,155	33,057	25,098	26,144
Work-in-progress	844,486	-	844,486	662,905
	<u>\$ 8,542,046</u>	<u>\$ 3,430,369</u>	<u>\$ 5,111,677</u>	<u>\$ 5,117,376</u>

**6. Accounts payable and accrued liabilities**

	2024	2023
Trade payables	\$ 230,266	\$ 304,362
Accrued vacation and payroll	124,696	108,115
Payroll remittances	-	44,157
	<u>\$ 354,962</u>	<u>\$ 456,634</u>

**7. Unearned revenue**

Unearned revenue represents unspent resources received in the current period that is related to the subsequent period. Changes in the deferred revenue balance are as follows:

	2024	2023
Alberta Health Services	\$ 33,525	\$ 33,525

**8. Due to related party**

As at December 31, 2024, there was a balance payable to the Housing division from Clearview Lodge for \$6,389 (2023 - \$15,368). These balances are not eliminated in the consolidated statement of financial position.

**TABER AND DISTRICT HOUSING FOUNDATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the year ended December 31, 2024

**9. Unamortized capital contributions**

Unamortized capital contributions relate to the unamortized amount of donations and grants received and spent for the purchase of capital assets. The amortization of capital contributions is recorded as revenue in the statement of operations.

	2024	2023
Balance, beginning of year	\$ 2,777,103	\$ 2,881,488
Capital contributions during the year	160,192	-
Amortization of capital contributions	(104,138)	(104,385)
Balance, end of year	<u>\$ 2,833,157</u>	<u>\$ 2,777,103</u>

**10. Net assets invested in capital assets**

Net assets invested in capital assets is calculated as follows:

	2024	2023
Capital assets (note 5)	\$ 5,111,677	\$ 5,117,376
Unamortized capital contributions (note 9)	(2,833,157)	(2,777,103)
	<u>\$ 2,278,520</u>	<u>\$ 2,340,273</u>

**11. Contingent liabilities**

Employees of the Organization are allowed to accrue sick leave to a maximum of 100 days. At December 31, 2024 the amount of accumulated sick leave was \$184,641 (2023 - \$213,121). This amount has not been recorded as a liability in the financial statements as there is no certainty that the full amount will be used. The amount of accumulated sick leave is not paid out to employees should they leave their employment.

**12. Municipal requisitions**

	2024	2023
M.D. of Taber	\$ 295,461	\$ 272,885
Town of Taber	160,444	147,801
Village of Barnwell	14,457	13,100
Town of Vauxhall	13,097	11,798
	<u>\$ 483,459</u>	<u>\$ 445,584</u>

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**TABER AND DISTRICT HOUSING FOUNDATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**For the year ended December 31, 2024**

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**13. Economic dependence**

The Organization receives the majority of its funding from the provincial government, which enables the organization to provide affordable housing to its tenants. The continuing receipt of this funding is dependent on the Organization continuing to be in compliance with its respective funding agreements with the government.

**14. Financial instruments**

**(a) Liquidity risk**

Liquidity risk is the risk that the organization will be unable to fulfill its obligations on a timely basis or at a reasonable cost. The Organization manages its liquidity risk by monitoring its operating requirements. The Organization prepares a budget and cash forecast to ensure it has sufficient funds to fulfill its obligations.

**(b) Credit risk**

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Organization is exposed to credit risk from tenants. However, the Organization has a significant number of tenants which minimizes concentration of credit risk. The Organization assesses, on a continuous basis, accounts receivable and provides for any amounts that are not collectible in the allowance for doubtful accounts.

**15. Comparative figures**

The prior year figures have been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect prior year net asset balances.